



**37 Moor Drive**

**East Benton Rise, Wallsend, NE28 9FE**

**\*\* FREEHOLD \*\* FOUR BEDROOM DETACHED HOUSE \*\* DRIVEWAY PARKING TO REAR \*\***

**\*\* SINGLE GARAGE \*\* CLOSE TO RISING SUN COUNTRY PARK AND LOCAL AMENITIES \*\***

**\*\* GREAT FAMILY HOME \*\* TWO BEDROOMS WITH EN-SUITES \*\* COUNCIL TAX BAND D \*\***

**\*\* ENERGY RATING C \*\***

**Offers Over £310,000**



- Freehold
- Driveway Parking
- Close to Rising Sun Country Park
- Modern Four Bedroom Detached House
- Single Garage
- Council Tax Band D
- Two Bedrooms with En-suites
- Great Family Home
- Energy Rating C

#### Entrance

Composite door opening into hallway

#### Hallway

Stairs to first floor, access to lounge, downstairs WC and kitchen/diner

#### Lounge

12'10" x 12'2" (3.93 x 3.72 )

Double glazed window, radiator

#### Downstairs WC

5'7" x 3'0" (1.72 x 0.92)

Low level WC, wash hand basin, laminate flooring, radiator.

#### Kitchen/Diner

18'0" x 9'3" (5.50 x 2.83 )

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood oven, sink. Double glazed window, laminate flooring, double glazed French doors leading out to the rear garden, radiator.

#### Utility Room

7'8" x 5'5" (2.34 x 1.66 )

Composite door to rear garden, radiator, floor units with counter tops plumbed for washer. Boiler.

#### Stairs to First Floor

Double glazed window

#### Bedroom 2

11'10" x 10'8" (3.63 x 3.27 )

Double glazed French doors opening to a Juliette balcony, radiator and access to the en-suite.

#### Ensuite

5'11" x 5'10" (1.81 x 1.78)

Double glazed window, radiator, WC, wash hand basin, shower cubicle.

#### Family Bathroom

6'11" x 5'6" (2.12 x 1.70)

Bath, WC and wash hand basin. Part tiled walls, double glazed window, radiator.

#### Bedroom 3

9'6" x 9'5" (2.91 x 2.89 )

Double glazed window, radiator

#### Bedroom 4

9'6" x 8'3" (2.90 x 2.52 )

Double glazed window, radiator.

#### Landing and stairs to second floor

Double glazed window, cupboard and stairs leading to the second floor and access to the master bedroom,

#### Master Bedroom

15'4" into dormer x 11'3" (4.68 into dormer x 3.44)

Double glazed Dormer window, storage cupboard, Velux style window, radiator.

#### Ensuite

6'7" x 5'0" (2.01 x 1.53)

Shower cubicle, WC and wash hand basin. Velux style window, part tiled walls, radiator.

#### External

Externally there is a small garden area to the front and side. To the rear there is a lawned area with access gate which leads to the garage and parking.

#### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.  
EE-Good outdoor, variable in-home  
O2- Good outdoor  
Three- Variable outdoor  
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

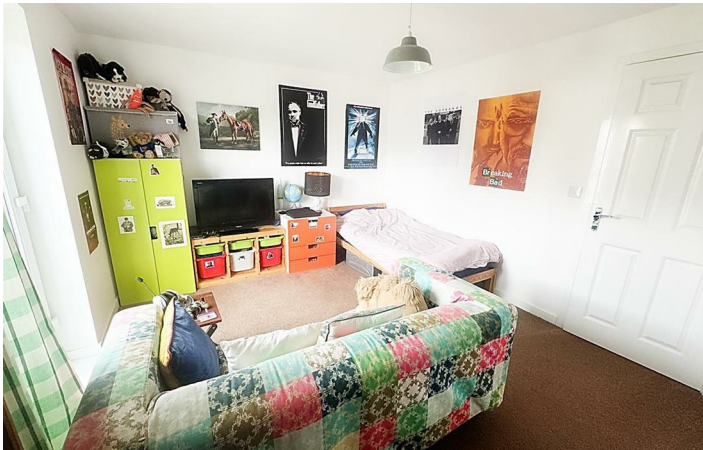
Traditional -

This information must be confirmed via your surveyor and legal representative.





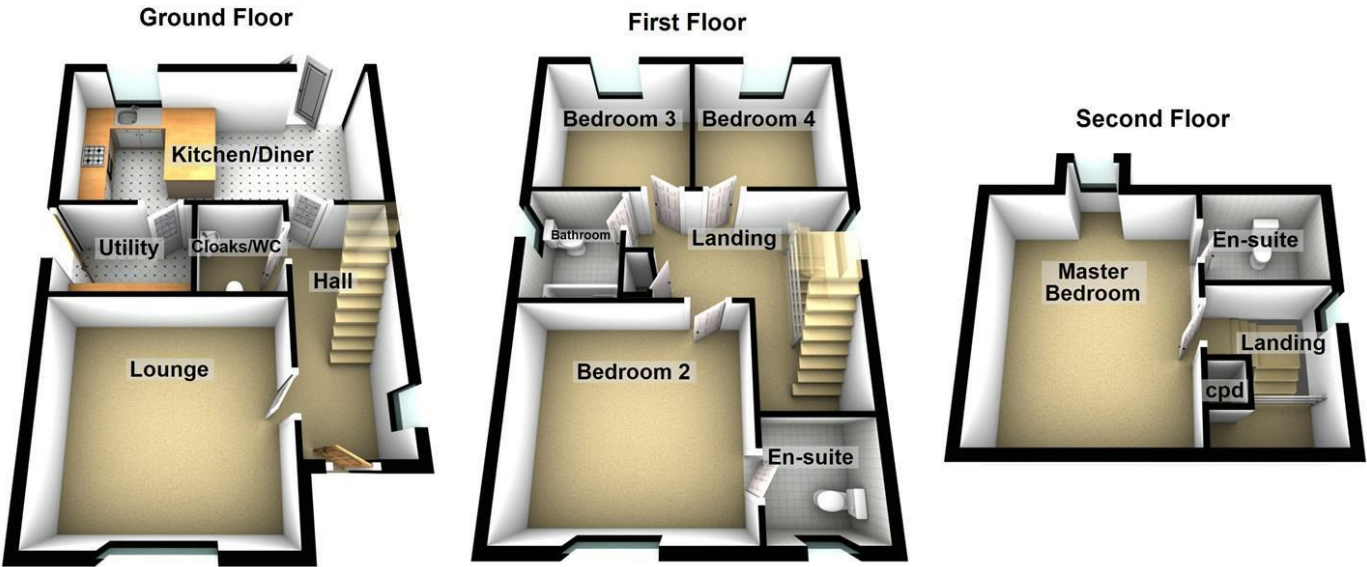








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC